

SUPPLEMENTARY INFORMATION

Planning Committee

28 September 2017

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If you need any further information about the meeting please contact Aaron Hetherington, Democratic and Elections aaron.hetherington@cherwellandsouthnorthants.gov.uk, 01295 227956

CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

28 September 2017

WRITTEN UPDATES

Agenda Item 7 15/01357/F Land E of Larsen Road, Upper Heyford

- At its meeting on 31st August this application was deferred to allow further consideration to the County Council's highways and drainage objections and to reassess the heads of terms on the proposed contributions required by the development to mitigate the adverse impact of the development and to comply with the requirements of Policy Villages 5.

The County Highway objection remains in place until agreement is reached on a fully costed scheme of traffic mitigation and measures towards the improvement to transport and sustainable travel measures.

On drainage, the County Council have received and reviewed hydraulic calculations in the form of an addendum to the FRA. It is now accepted that the consultant's drainage proposals can offer a workable solution for the site. The detailed design issues for the site can be dealt with by way of the imposition of a planning condition to any subsequent approval and the County have recommended the following condition is imposed:

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features – SuDS Management & Maintenance Plan
- Sizing of features – attenuation volume
- Infiltration in accordance with BRE365
- Detailed drainage layout with pipe numbers
- SUDS (Pond; Permeable Paving)
- Network drainage calculations
- Phasing
- Flood Exceedance Routeing

Further correspondence has been received (and reproduced in full on public access) from:

- Heyford Park residents Association who reiterate their objection to a scheme being approved in advance of an anticipated masterplan application from Dorchester Group, to greenfield land being developed in advance of brownfield and more houses before the village centre is developed
- A further objection from a resident of Heyford Leys on highways and traffic grounds and asking for consideration to a ring road around the airfield and to a crash barrier on Camp Road
- West Waddy ADP on behalf of the applicant who have written to all members summarising the case for permission being granted. A copy has been posted on the application web page.
- Dorchester Group: A five page letter was submitted before last Committee by solicitors on behalf of the Dorchester Group (copy posted on line) raising a number of issues. They have asked for the application to be deferred until a masterplan has been submitted and agreed for Heyford, further assessment on the heads of terms for the proposed legal agreement and subject to the County Council's objections being overcome. Or, otherwise, requesting the application be refused as currently presented.
- Solicitors on behalf of the applicant (copy posted on line) have written:
 - The application is allocated in the Local Plan for development and conforms to the policy.
 - The statement of common ground (SOCG) related to evidence on the emerging local plan. The local plan is now adopted and the SOCG carries no weight.
 - Policy Villages 5 does not require development of brownfield before greenfield land.
 - Policy Villages 5 requires a comprehensive integrated approach. It does not require a masterplan.
 - The application site can be satisfactorily integrated with neighbouring development and will contribute appropriately to the required infrastructure.
 - The applicant is willing to agree fair and equitable contributions
 - Suggesting the Officer's recommendation is accepted and the application is approved in principle and the planning obligation package is negotiated subsequently with the Council and Oxfordshire County Council.
 - If agreement on contributions is not reached the permission will not be issued

Agenda Item 8 16/02218/F Studley Wood Golf course, Horton-cum-Studley

- E-mail received from applicant
"I write in relation to our submission requesting planning for a Woodland Green Burial site and ancillary facilities on our land here at Studley Wood Golf Club.

Having now seen sight of the 18 page document submitted Thursday/Friday by your officer Caroline Ford recommending refusal, which is due to be presented before the Planning Committee this

Thursday. As discussed I wish to request the deferment of the application, prior to the document being presented to the Planning Committee. If we are granted more time we believe we can make key changes to our submission which may help the planning go through.

To prepare a reply that can be covered in our 5 minute presentation time as well as to brief a councilor to talk on our behalf, it would be impossible to achieve this by Thursday. More importantly having seen the report in full I would like the opportunity to modify our application in relation to paths, grave markings, siting and design of buildings, need of residential accommodation redesign, which we hope would fit in within the planning requirements and negate some or all the objections.

Finally I also I would like to invite some or all of the planning committee to a site visit of Studley Wood, because this a relatively new concept I believe there would be great benefit if the whole site and plan were viewed first hand."

- In light of the above **it is recommended that the application be deferred** at the applicants request to negotiate further changes to the proposal. Members will need to consider if they would wish to hold a formal site visit before the application is reported again.

Agenda Item 10 17/01328/OUT Land E of Heatherstone Lodge, Finmere

- Since the report was drafted a further response from the highway authority has been received. This is in response to the applicant's additional plans showing the provision of a new footpath along the re-opened part of the B4031. The highway authority has stated this demonstrates how safe access can be achieved to the site. However the highway authority still objects to the application given that it considers Finmere is an unsustainable settlement for this level of growth due to limited level of services and facilities and very limited public transport links.
- Officers has also been provided with a copy of an email and letter from the applicant to Members requesting that the Planning Committee undertake a site visit.

Agenda Item 11 17/01466/F Heyford Park

- E-mail received from a Member of Upper Heyford PC

I am very disappointed that the Planning Committee will not allow me to speak at the public meeting this afternoon. Especially as I phoned last week and there was no answer.

At the Heyford Park Residents and Community Development Association meeting last night it was unanimously agreed to object to the 1000 foot fence at Heyford Park (17/01466/F) in addition to the Pye Homes application. One resident stated this divisive fence made residents living

near it feel "penned in".

I would like the committee to be aware of this.

Given that like all Bovis Homes customers I have been gagged in objecting to this application I would like the committee to also be made aware of this. The vast majority do not want this fence. This is a view shared by the residents, the Resident's Association, the Parish Council and the District Council. It should not be allowed

Agenda Item 12 17/01482/F The Old Forge Mixbury

- E-mail from the Chairman of Mixbury Parish Meeting

I believe that your planning committee is meeting next Thursday and will consider the application for an extension to The Old Forge, Mixbury (application 17/01482/F). The Parish Meeting did respond to the original application no. 17/00966/F but we feel we should repeat our comments as the plans have been revised.

We believe the revisions make no difference to our original opinion, that the proposal fits well with the rest of the village and will enhance the approach from the A421. Mr. Bairstow has drawn our attention to an alternative design proposal, put forward by your officers, for a single storey extension. This we feel would be unacceptable as it would go against the vernacular architecture of the rest of the conservation area; all side extensions in the village are two storied and built with local stone with brick details.

Agenda Item 14 Whitelands Farm Sports Ground, Bicester

- Amended plans received 21.09.17 showing swing boom arrangement to deal with OCC comments. These plans will need to be added to those referred to it **condition 2**

Agenda Item 15 St.Eburgs School, Cemetary Rd. Bicester

APPLICATION WITHDRAWN

Agenda Item 16 17/01636/F former Antelope Garage site, Swan Close Rd. Banbury

- Further to paragraphs 8.21 - 8.24 of the Officer's report, Members are advised that a Flood Risk Assessment (FRA) has been received. The FRA states that the existing and proposed uses are within the same vulnerability classification. Furthermore, the entrances to the building are situated outside of Flood Zone 2 and therefore in instances where the building may require evacuation, these routes would not be impeded by flood waters. It is further noted that stock within the building would be stored above the flood levels and could be readily move within the building to avoid loss or damage.
- No comments have been received from the Environment Agency but officers are satisfied with the information and justification provided within the FRA.

- Having regard to the above, the proposal is not considered to result in a greater risk to people or property than the existing use of the premises. The layout of the development and the existing form and construction of the buildings means that the building is unlikely to be inundated by flood water (should a flooding event occur). Members are advised that the recommendation is no longer subject to a satisfactory FRA being received and an **additional condition** should be approved (as outlined below):

4) The development hereby approved shall proceed in accordance with the Flood Risk Assessment prepared by Framptons (reference PF/9861) received 20/09/2017 accompanying the application unless otherwise previously approved in writing by the Local Planning Authority.

Reason - To protect the development and its occupants from the increased risk of flooding and in order to comply with Government guidance contained within the National Planning Policy Framework